

# KATH WELLS

ESTATE AGENTS & VALUERS



## 2 Swallow Close, Leeds, LS12 3LU Offers In The Region Of £430,000

An imposing DOUBLER FRONTED FAMILY DETACHED situated in a popular residential area of Armley amidst similar style properties. The property has been EXTENDED to the ground floor and provides very spacious living accommodation throughout. With the benefits of DG, Gas CH and LUXURY FITTINGS & FIXTURES throughout this property would make an ideal family home for a variety of buyers.

To the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC, a LARGE LIVING ROOM with French doors opening onto the garden, a DINING ROOM, a LARGE DINING KITCHEN with an ample range of cabinets and a dining area to the rear with French doors to two aspects opening onto the rear garden, and a UTILITY ROOM with external access to the rear.

To the first floor there are TWO DOUBLE BEDROOMS each with an EN-SUITE Shower Room / WC, a FAMILY BATHROOM, and a further BEDROOM. TO the second floor there is a large LANDING which could double up as a home office, TWO large DOUBLE BEDROOMS and a SHOWER ROOM / WC.

Externally there is an OPEN PLAN FRONT GARDEN, and a large enclosed REAR GARDEN which has a large paved patio, a lawn and some planting. A DRIVEWAY provides useful OFF STREET PARKING and access to a DETACHED DOUBLE GARAGE.

## GROUND FLOOR:

### Hallway:

Access via a part glazed front entrance door, storage cupboard, stairs rising to the first floor, central heating radiator

### Cloakroom / WC:



A modern white suite comprising of a low flush WC, wash basin, central heating radiator

### Living Room:



Double glazed bay window to the front elevation, double glazed French doors to the rear (giving access to the garden), a fire surround and hearth with an inset living flame fire, central heating radiators

### Dining Room:



Double glazed bay window, central heating radiator

### Fitted Dining Kitchen:



Double glazed windows, an extensive range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, large range style oven/ hob with an extractor above, space for an American style fridge / freezer, integral dishwasher, large dining area with French doors to two aspects, Velux windows

## Utility Room:



A part glazed external door giving access to the rear garden, wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, space for a tumble dryer

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs rising to the second floor

### Bedroom One:



A large double bedroom, double glazed window, central heating radiator

### En-suite Shower Room / WC:



Double glazed window, a glazed shower cubicle with shower, wash basin set into a vanity unit, low flush WC, central heating radiator

**Bedroom Two:**



A large double bedroom, double glazed window, central heating radiator

**En-suite Shower Room / WC:**



Double glazed window, a glazed shower cubicle with shower, wash basin set into a vanity unit, low flush WC, central heating radiator

**Bedroom Three:**



Double glazed window, central heating radiator

**Bathroom / WC:**



Double glazed window, a modern white suite comprising

of a panelled bath, low flush WC, wash basin set into a vanity unit

**SECOND FLOOR:**

**Landing:**



Double glazed Velux window, central heating radiator, large storage cupboard, ample space for a desk / home office

**Bedroom Four:**



Double glazed windows to two aspects, a large double bedroom, central heating radiator

**Bedroom Five:**



Double glazed window, a large double bedroom, central heating radiator

**Shower Room / WC:**



Double glazed Velux window, a shower cubicle with shower, wash basin set into a vanity unit, low flush WC

## TO THE OUTSIDE:



## Gardens:



The front garden is open plan and has a lawn and some planting. The rear garden is a good size. Part of the garden is paved with some planting; part of the garden has a lawn.

## Off Street Parking:

A good sized driveway provides useful off street parking for several family cars and access to a detached double garage.

## EPC LINK:

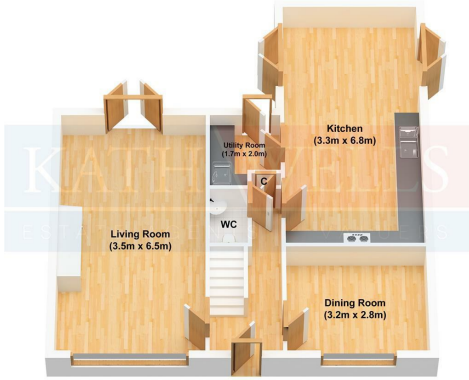
<https://find-energy-certificate.service.gov.uk/energy-certificate/8083-6021-4110-9824-6902>

## Council Tax Band & EPC Rating:

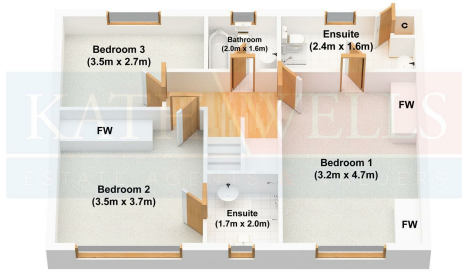
Council Tax Band: F / EPC Rating: C

# Floor Plan

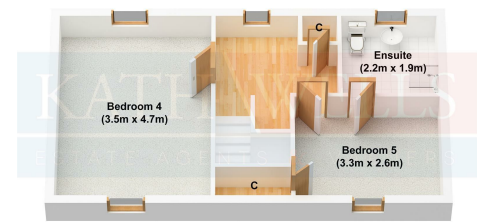
**Ground Floor**



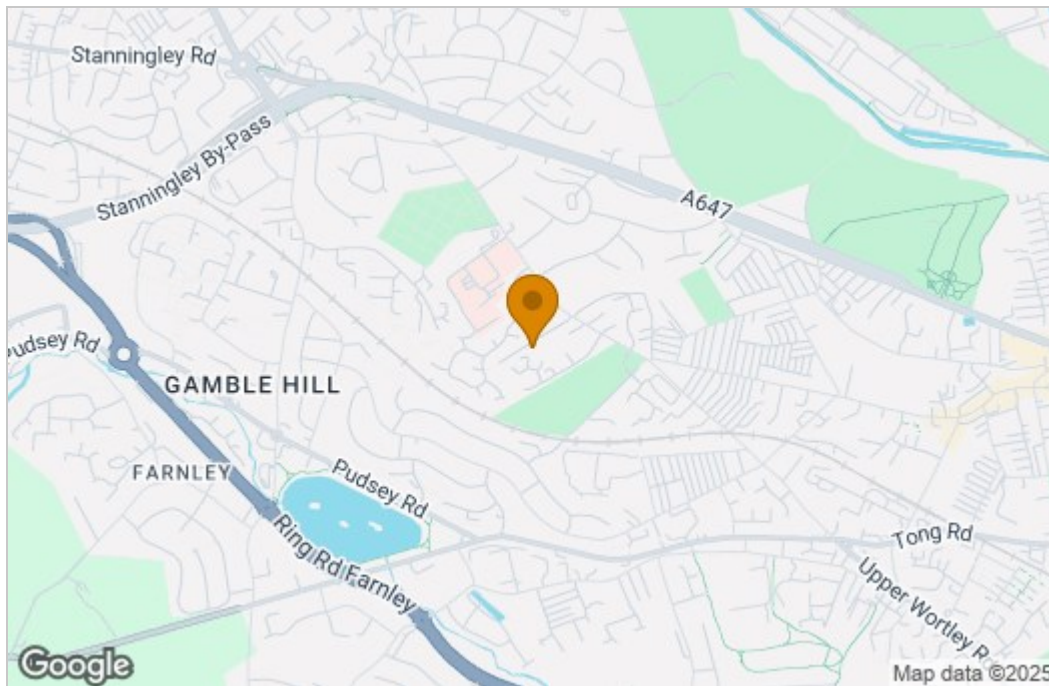
**First Floor**



**Second Floor**



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.